

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 8, 2014

CASE NUMBER: C15-2014-0128

Jeff Jack
Michael Von Ohlen
Ricardo De Camps
Bryan King
Vincent Harding
Will Schnier - Melissa Hawthorne-(out)
Sallie Burchett

APPLICANT: CAROLYN AUPPERLE

OWNER: Bob Herd

ADDRESS: 7900 BIG VIEW DR Bldg BD

VARIANCE REQUESTED: The applicant has requested a variance(s) from: Section 25-2-1176 (D) (1) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to decrease the distance a dock may be constructed or altered within 10 feet of a side property line from not closer than (10) feet to the side property line (required) to 0 feet (requested); and from Section 25-2-1176 (D) (2) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to increase the allowable width of a dock from no greater than 20 percent of the shoreline width of the lot or parcel of land on which the structure is to be constructed, in this case 20.5 feet for a 102 foot 10 inch wide lot (required) to 27.6% of shoreline lot width for a 27 feet 10 inch dock width (requested) in order to reconstruct a boat dock in an "LA", Lake Austin zoning district. The applicant is requesting to use the Land Development Code prior to 7/2014 for an existing site plan currently under review.

BOARD'S DECISION: POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received will become part of the public record of the case.

Case Number: C15-2014-0128, 7900 Big View

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 13th, 2014

Scott and Leanne Brighter

Your Name (please print)

7904 Big View Dr,

Your address(es) affected by this application

[Signature]

Signature

10-9-14

Date

Daytime Telephone: 512 784 3708

Comments:

Note: all comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leanne.heldenfels@austintexas.gov

☒ I am in favor
☐ I object

revised

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2014-0128
ROW # 11201651
01 3538 0217

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 7900 Big View

LEGAL DESCRIPTION: Subdivision - ABS 375 SUR 456 HOBBS W R ACR 2.755

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent for

Michael and Bob Herd- affirm that on
August 28, 2014,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a new boat dock closer then 10' from the property line and to fill in part of the existing cut in slip, and more then 20% of width (existing)

dock width 27'10" = 27.6% 102' 10" width

in a 2 mile ETJ and LA district.

(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

There is an existing cut in boat dock closer then 10'.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

There is an existing cut in boat dock.

- (b) The hardship is not general to the area in which the property is located because:

There are not many cut in slips because this area has just been developed in the last 10 years.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The cut in slip is on the property and so it should not affect the neighbors.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

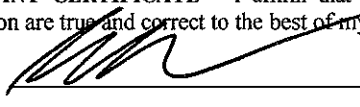
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Circleview Drive _____

City, 78733 State _____ & Zip Austin TX _____

Printed Carolyn Aupperle Phone 512-422-7838
Date August 28, 2014

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

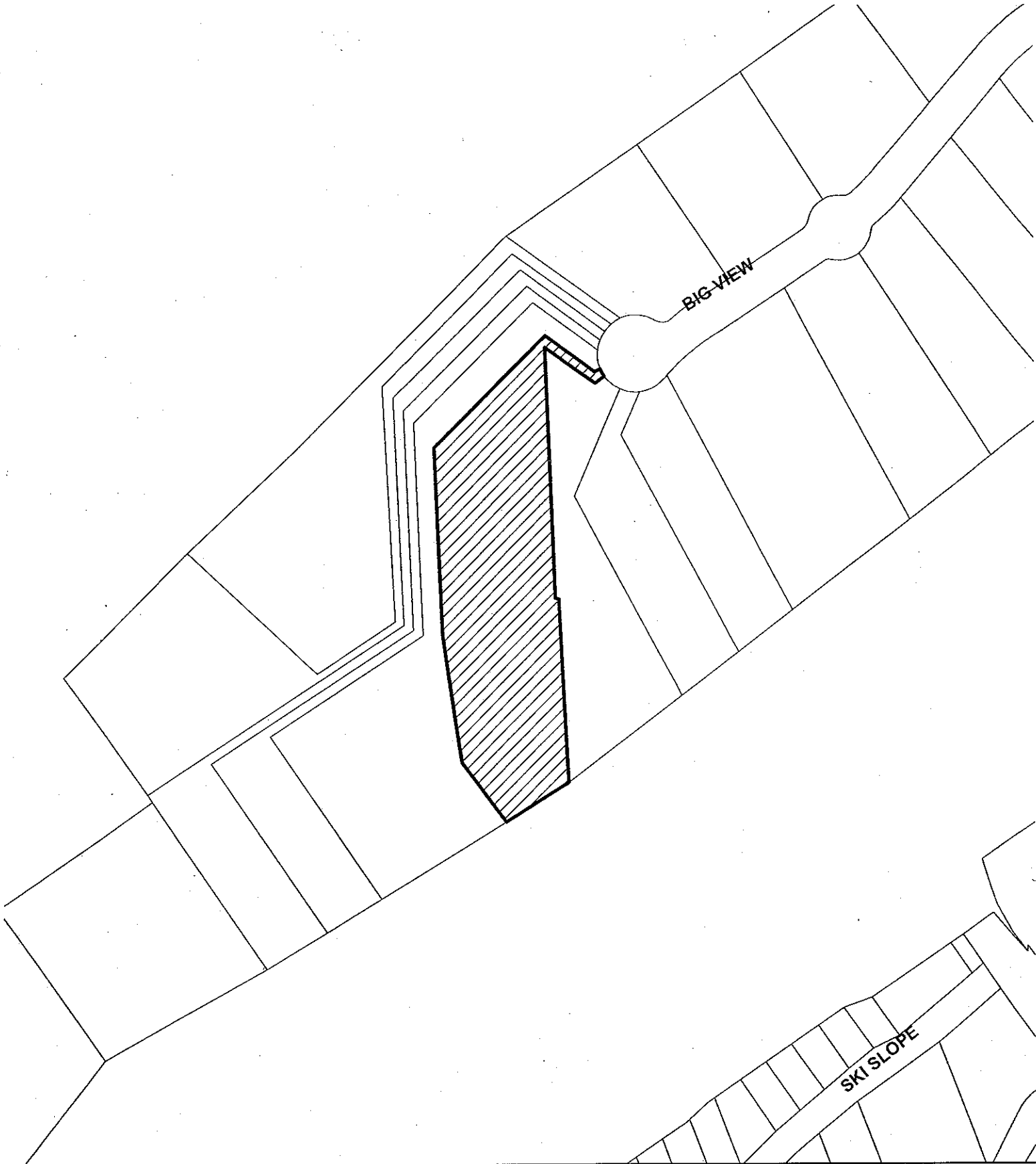
- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.




SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- ~~(3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).~~
- (4)(3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5)(4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6)(5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0128
Address: 7900 BIG VIEW



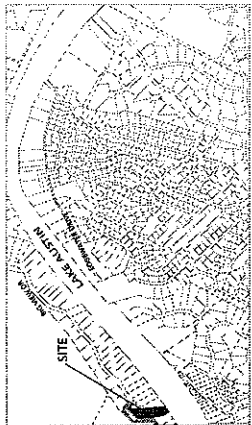
1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

REVISIONS / CORRECTIONS

A blank sheet of white paper with a light gray grid pattern. The grid consists of horizontal and vertical lines forming small squares across the entire page. There are no margins or other markings on the paper.



MAPSCO Map 522J City Grid G29
VICINITY MAP
SITING

CITY OF AUSTIN STANDARDS NOTES FOR TREE AND NATURAL AREA PROTECTION

- [illegible]

STANDARD SEQUENCE OF CONSTRUCTION

Abstracts of the following articles are available in the Appendix (Table 1, pp. 225-230):

1. Temporary cessation of construction activities for the purpose of reducing the impact of the 1994 Northridge earthquake on the Los Angeles area. This article describes the impact of the earthquake on the Los Angeles area and the impact of the temporary cessation of construction activities on the Los Angeles area.
2. The impact of the 1994 Northridge earthquake on the Los Angeles area. This article describes the impact of the earthquake on the Los Angeles area and the impact of the temporary cessation of construction activities on the Los Angeles area.
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RELATION CONTROL NOTES

- [illegible]

criteria		
Tectonic class	Maximum	Minimum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

[illegible]

Material	Description	Longevity	Typical Applications	Application Rates
100% or very high of mod. cellulose, hemic, and/or cotton plant material (except no much wood) which accept 30% sorbitol	70% or greater Woodchips 10% or less Paper or Mill Sludge	0-3 months	Modest to Moderate (up to 31%)	1500 to 200 lbs per acre

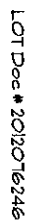
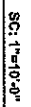
MANAGEMENT VEGEYATYVNE STABILIZATSIYA

- [illegible]

Material	Description	Longevity	Typical Applications	Application Rates
Banked Near IMM	80% Organic dehydrated leaves 10% Triller	6 months	On slopes of 12:11 and above for erosion control	21000 to 45000 lbs per acre for 100% coverage for maximum recommendations
Flow Seed IMM	65% Organic dehydrated leaves 25% Potassium	Up to 12 months	On slopes of 12:11 and steeper for erosion control	3000 to 4500 lbs per acre for 100% coverage for maximum recommendations

Disclaimer Information:
 Owner: Ross & Lewis, Outer Ponds E: 01575-1424
 Address: 3901 Wintfield St., Suite 10, 19104
 Owner's representative responsible for plan submission:
 Joe Smith, Phone: 812-254-9187
 Person or firm responsible for stipulations/development/landmark:
 Joe Smith, Phone: 812-254-9187
 Person or firm responsible for historical/landmark information:
 Joe Smith, Phone: 812-254-9287
 The contractor must disclose all adverse conditions identified from the site without notifying the Planning and Development Bureau.

SITE PLAN - W / NEW BOAT DOCK

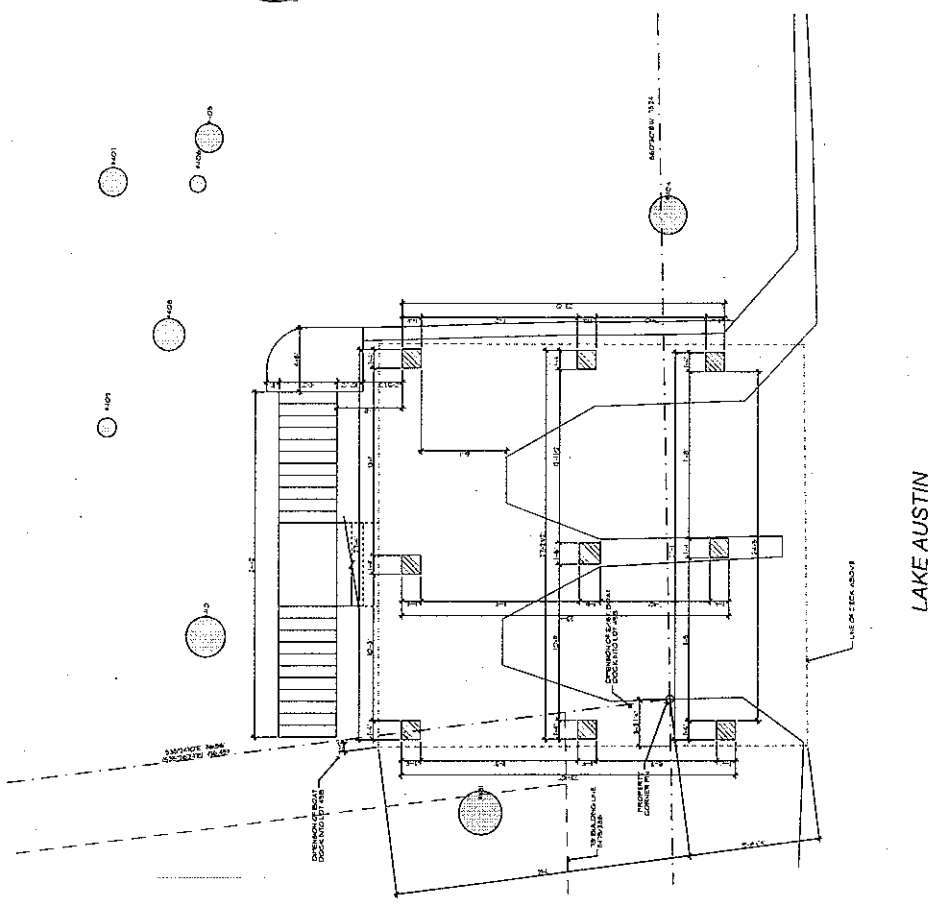
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BORELINE % CHART	
SHOULDER DIMENSIONS =	29-4 3/4" 32-4 3/4" 35-4 3/4" 41-4 3/4"
TOTAL SHOULDER LENGTH =	145-16 1/4"
EXISTING BOAT DOOR LENGTH = 31-0 1/2"	
BOAT DOCK % RELATIVE TO SHOULDER LENGTH = 27.26%	

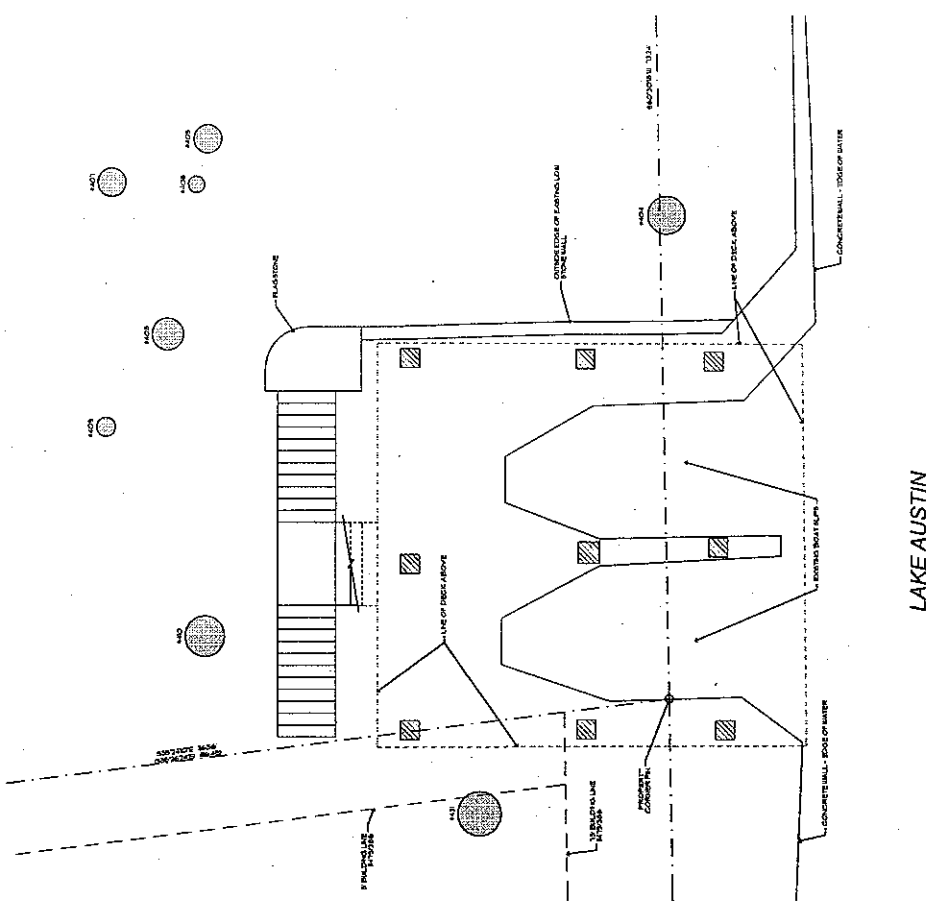
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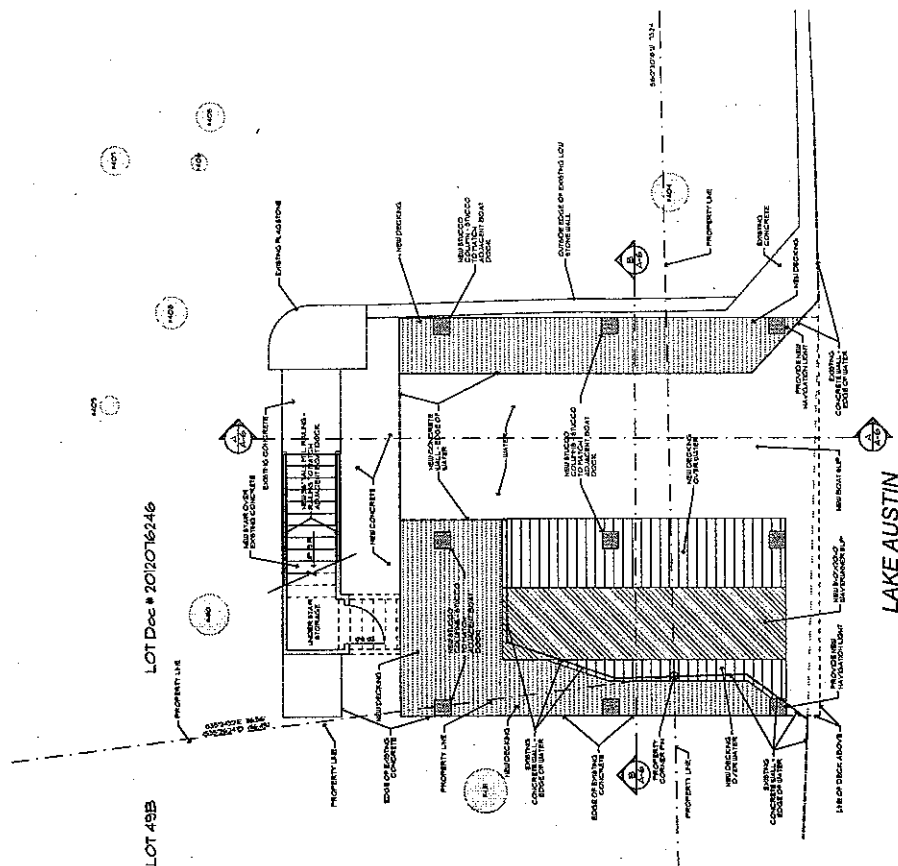
LEGAL DESCRIPTION
LOT Dcd # 201-207-22-48
2.80 AC W/AL R MOHRS SY A/SR NO 376 AND W/AL R
MOHRS SY A/SR NO 376
A SUBDIVISION IN TRAVIS COUNTY, TEXAS
7800 BND VERY DR.



EXISTING BOAT DOCK DIMENSIONING PLAN
SC: 1/4"=1'-0"

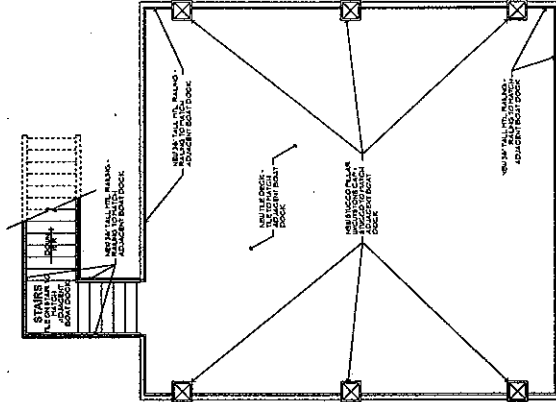


EXISTING BOAT DOCK PLAN
SC: 1/4"=1'-0"



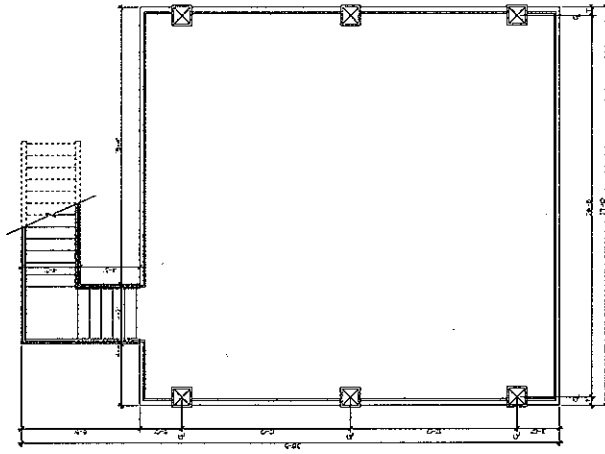
NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.



NEW BOAT DOCK - SECOND FLOOR PLAN

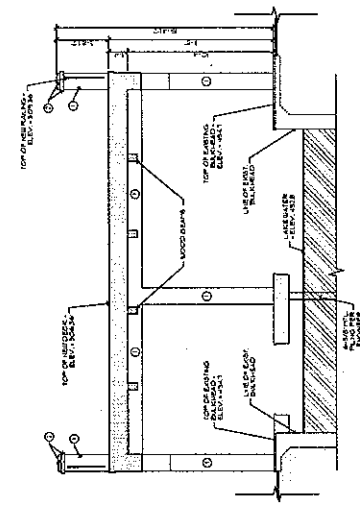
SC: 1/4"=1'-0"



NEW BOAT DOCK - SECOND FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"

SECTION B



June 10, 2014

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

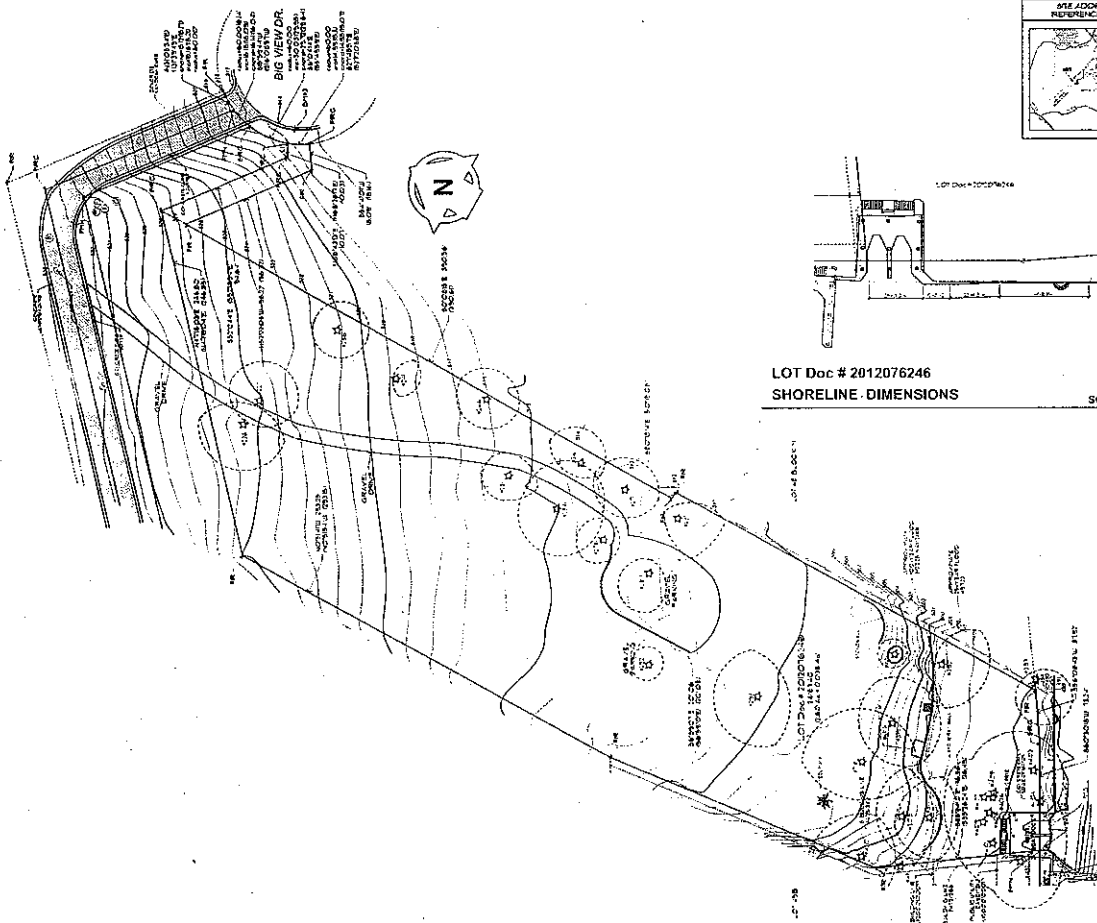
To Whom It May Concern:

I, Bob Herd, own the property at 7900 Big View per Deed Document # 2013130410. I wish to demolish my existing dock and construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Bob Herd', with a large, sweeping flourish extending from the end of the name.

Bob Herd
3901 Manhattan Drive
Tyler, TX 75701



LOT Doc # 2012076246
SHORELINE DIMENSIONS

SC: 1"=20'-0"

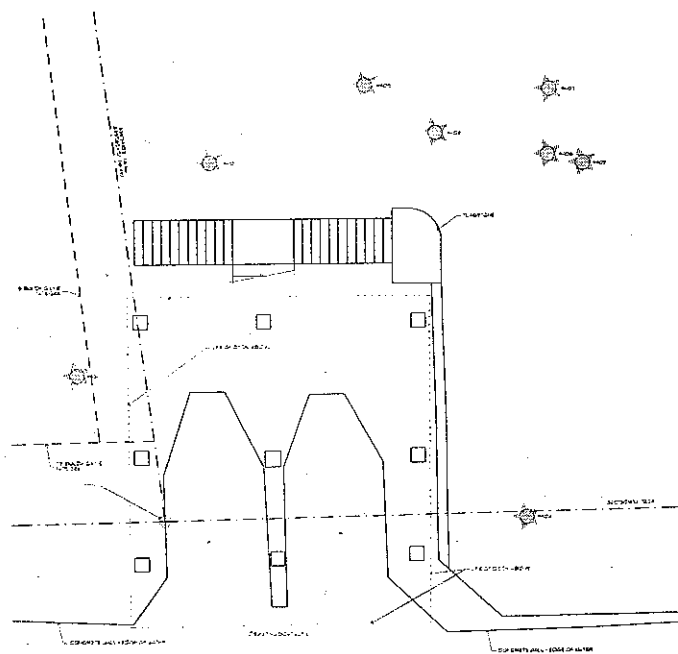


LEGAL DESCRIPTION
LOT 2012076246
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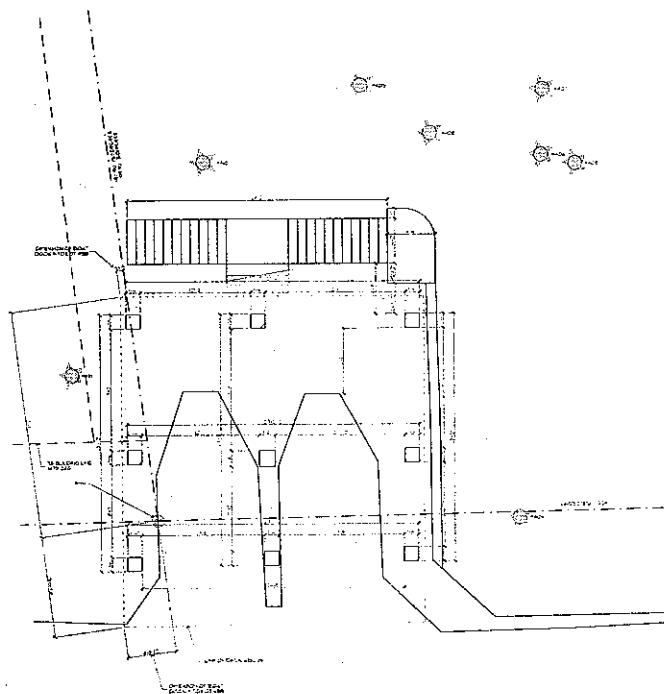
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LAKE AUSTIN

EXISTING BOAT DOCK PLAN

SC: 1/4"=1'-0"



LAKE AUSTIN

EXISTING BOAT DOCK DIMENSIONING PLAN

SC: 1/4"=1'-0"

JFitz

FITZPATRICK
ARCHITECTS
P.C.



JOHN FITZPATRICK, ARCHITECT, AIA
TX REG. # 4887

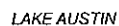
HERD RESIDENCE - BOAT DOCK
1980 BIG VIEW DR.

Exist.
Boat Dock

DATE	DESCRIPTION

A-3





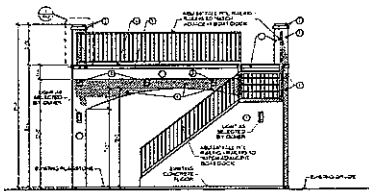
NEW BOAT DOCK - FIRST FLOOR PLAN

SC: 1/4"=1'-0"

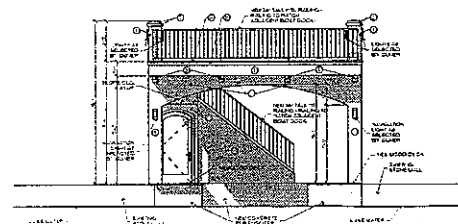


NEW BOAT DOCK - FIRST FLOOR DIMENSIONING PLAN

SC: 1/4" x 1'-0"

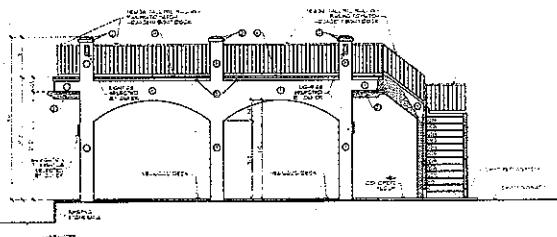


FRONT ELEVATION - VIEW FROM STREET



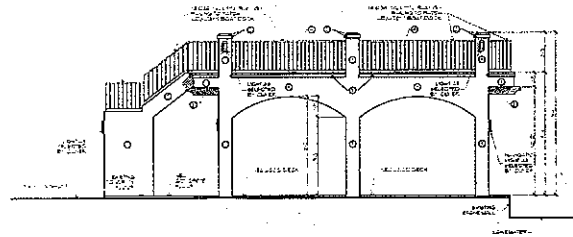
REAR ELEVATION - VIEW FROM LAKE

SC: 1/4"=1'-0"



LEFT ELEVATION

SC: 1/4"=1'-0"



RIGHT ELEVATION

SC: 1/4"=1'-0"

MATERIALS LEGEND	
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FITZPATRICK ARCHITECTS PC

JOHN PATRICK FITZPATRICK
 PROFESSIONAL ENGINEER
 NO. 12345
 STATE OF TEXAS

HERD RESIDENCE - BOAT DOCK
 7900 BIG VIEW DR.

Boat Dock Elevations

A-6

AIA

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2014-0226DS
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U0
PHONE #: 512-974-2784

PROJECT NAME: 7900 Big View
LOCATION: 7900 BIG VIEW DR BLDG BD

SUBMITTAL DATE: June 19, 2014
REPORT DUE DATE: June 30, 2014
FINAL REPORT DATE: July 1, 2014

1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 10, 2014.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 4 copies of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1.

REVIEWERS:

Heritage Tree Review: Keith Mars
Environmental: Liz Johnston
Planner 1: Cindy Casillas
Site Plan: Rosemary Avila
Wetlands Biologist: Andrew Clamann

Site Plan Review - Rosemary Avila - 512-974-2784

- SP1. Depict and label the lake gradient line on the site plan, showing the shoreline during the period when the lake is lowered. The Lake Austin gradient line normally follows the 482.0 ft. contour, and the proposed boat dock cannot extend past the gradient line. Please provide the topographical datum basis used for location of the gradient line.
- SP 2. Call out the Lake Austin shoreline elevation as 492.8.
- SP 3. Show the 75-foot shoreline setback on the plan, and include this note on the site plan sheet: "Permanent improvements are prohibited within the shoreline setback area, except for retaining walls, piers, wharves, boathouses, marinas or a driveway to access the structures [LDC 25-2-551(B)(2)]".
- SP 4. Demonstrate that the proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline [LDC 252-1176(D)(2)]. Any application for a dock that exceeds 20% will require Planning Commission approval.
- SP 5. A residential boat dock is considered an accessory use to a primary residence [LDC 25-2-893(G)]. Please show either a valid residential building permit for this property on the site plan or information on a local residential address for the owner of the property.
- SP 6. Is dredging proposed? Any application that exhibits dredging in or along the lake or is considered to be a shoreline modification must be approved by Planning Commission [LDC 25-7-63]. If there is no dredging proposed please add note on the site plan.
- SP 7. Label the dock dimensions (width and length) on page 7.
- SP 8. Will the boat dock be enclosed, and/or will any roof covering be provided? Structural plans have been provided with this submittal, but no architectural information and/or elevations – please include. Please add note the proposed dock will not be more than 30% enclosed.
- SP 9. Add note on the site plan indicating piling size.
- ✱ SP 10. For LA zoning the setback cannot exceed 10' [25-2-492].
- SP 11. On the site plan, show the zoning and land use of the adjacent properties.
- SP 12. Show the submittal date on the cover sheet as June 12, 2014.
- SP 13. Show the City limit line, when located in or near the site, on the site plan and location map.
- SP 14. Have all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. been shown? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

- SP 15. Please indicate the case number in the lower right margin of each sheet, SP-2014-0226DS.
- SP 16. Show the project title on each sheet of the site plan.
- SP 17. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61).

Environmental Review - Liz Johnston - 512-974-1218

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

- EV 1 This comment is pending confirmation from ERM staff that there are no outstanding issues related to the ERI or Critical Environmental Features. [LDC 28-8-121 through 124, ECM 1.3.0]
- EV 2 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1.]
- EV 3 Add note on ESC plan stating; "Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations." [LDC 25-8-183]
- EV 4 Please show all proposed access from the dock to the residence and include it in the limits of construction.
- EV 5 Please revise the sequence of construction to include demolition of the existing boat dock. Confirm whether demolition will take place from the water.
- EV 6 Show plan views at a standard engineering scale (EX 1" = 20', 1" = 10', etc.)
- EV 7 On all plan sheets, please clearly show and label the creek centerline, COA fully-developed floodplain, CWQZ and LA Zoning setback. 25-8-92
- EV 8 On all plan sheets, revise graphic depiction of trees so that they are in accordance with ECM 3.3.2.D. The critical root zone should be a solid circle. [ECM 3.3.2]
- EV 9 Provide tree protection for all trees with critical root zones that enter the LOC.
- EV 10 It appears the proposed development occurs partially within the critical root zone of heritage trees. Please contact Keith Mars at 974-2755 to resolve any issues related to the preservation of these trees. [LDC 25-8-641, ECM 3.3.2]

- EV 11 Please indicate whether or not any dredging is proposed with the construction of the dock. [LDC 25-8-652]
- EV 12 It appears that a portion of the cut-in slip is proposed to be filled. Please clarify. Clearly delineate the existing 492.8 shoreline and the proposed location of the 492.8 shoreline on all relevant sheets. Additional comments may be generated.
- EV 13 If fill is proposed, please show the location of floating silt screen or other form of ESC within the water and provide a detail of the proposed product.
- EV 14 Please provide a limits of construction line and remember to include construction access.
- EV 15 Provide a construction staging and spoils area with Erosion/Sedimentation controls located downstream of the area.
- EV 16 Please include a conspicuous note on the plans that no water or wastewater utilities are proposed with this development.

Flood Plain Review - Henry Price - 512-974-1275

No comments.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

- WB1. Update0. ERI requires clarification and/or correction. ERI states "Site does contain some non-native shoreline wetland plants; however, the extent of their coverage does not constitute a critical environmental feature". ECM 1.3.0 requires identification of wetland CEFs, and this statement does not provide any conclusive information. Please state the composition of wetland plant community and demonstrate whether or not it meets the USACE criteria of hydrophytic community either by species composition or area. This comment pending clarification/correction of ERI and a site visit to verify ERI.
- WB2. Update0. This reviewer does not find a site plan permit for the existing bulkhead at this location. Please either provide documentation of an approved site plan permit for the existing bulkhead, or revise this site plan (D site plan) to include the bulkhead and ensure compliance with ECM 1.13.0
- WB3. Update0. Please identify LOC on all sheets and provide reveg details for native vegetation for all disturbed areas within CWQZ.
- WB4. Update0. It is unclear what new bulkheading, fill and/or dredge is proposed with this site plan. Please show and clarify all details related to any new bulkhead, fill and/or dredge.
- WB5. Update0. Please provide elevations/topographic contours of the bank, bulkhead, shoreline and shallow water/lake bed for the proposed development on profile details.
- WB6. Update0. Additional comments may be generated forthcoming clarity of site plan.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2014-0128
ROW # 11207651
Roll # 0135380217

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

*See
revision*

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 7900 Big View

LEGAL DESCRIPTION: Subdivision - ABS 375 SUR 456 HOBBS W R ACR 2.755

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent
for _____

Deleted: _____

Michael and Bob Herd affirm that on
August 28, 2014, _____

Deleted: _____

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a new boat dock closer then 10' from the property line and to fill in part of the existing cut in slip.

in a 2mile ETJ and LA district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

There is an existing cut in boat dock closer then 10'.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

There is an existing cut in boat dock.

- (b) The hardship is not general to the area in which the property is located because:

~~There are not many cut in slips because this area has just been developed in the last 10years.~~

Deleted: . . .

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The cut in slip is on the property and so it should not affect the neighbors.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:


2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Circlevue
Drive _____

City, State & Zip Austin, TX
78733

Printed Carolyn Aupperle Phone 512-422-
7838 Date August 28, 2014

June 10, 2014

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

I, Bob Herd, own the property at 7900 Big View per Deed Document # 2013130410. I wish to demolish my existing dock and construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

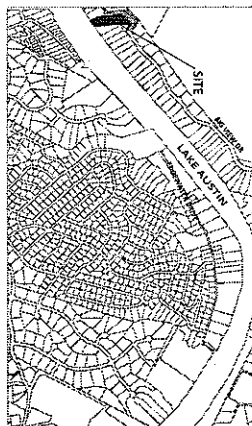
Regards,

A handwritten signature in black ink, appearing to read "Bob Herd", with a large, stylized flourish extending from the end of the signature.

Bob Herd
3901 Manhattan Drive
Tyler, TX 75701

7900 Big View Drive

ENGINEER:
BRUCE S. ADPREE, P.E.
ADPREE COMPANY
10026 CIRCLEVIEW DRIVE
AUSTIN, TEXAS 78733
PHONE: (512) 422-7838
FAX: (512) 329-6241



References

permanently.

machines (stop and, for natural areas, protect) we lenders shall follow the law of Con-

Other activities detrimental to users such as chemical storage, removal from the site, and other activities may be prohibited in the following categories:

Winners (loans) are asked to prepay the buildings, until the firm is able to service between the house and the building.

from which we stepped on plankton to a height of 6 feet (2 to the limits of lower blade

BY EIGHT AND A HALF PERCENT MORE THAN IN 2006, AND MORE THAN 10 PERCENT ABOVE THE 2005 LEVEL.

estimated percentage of respondents who had family members with mental illness, by gender and age.

STIMULATING GROWTH OF COLONIZATION
September 1964 (52/272011)

received on-site preconstruction meeting.

in completion of the risk identification and recognition of a project also, the decision to construct and start reorganization of the site and installation of bio-logging equipment.

...and then, remove the temporary erosion and sedimentation controls and complete a final removal of the controls.

[illegible]

WATCHDOG STATUS: This site is located in LAKE ALSTON watershed, is classified as a WATER SUPPLY PLANT, and is not in development, construction and maintained in conformance with Chapter 25 of the LA Development Code.

UNCL Accessory Use to Principal Single-Family Residence at 79008 Big View Drive, Austin, TX 78730

Plan Sheet List

Approved By:

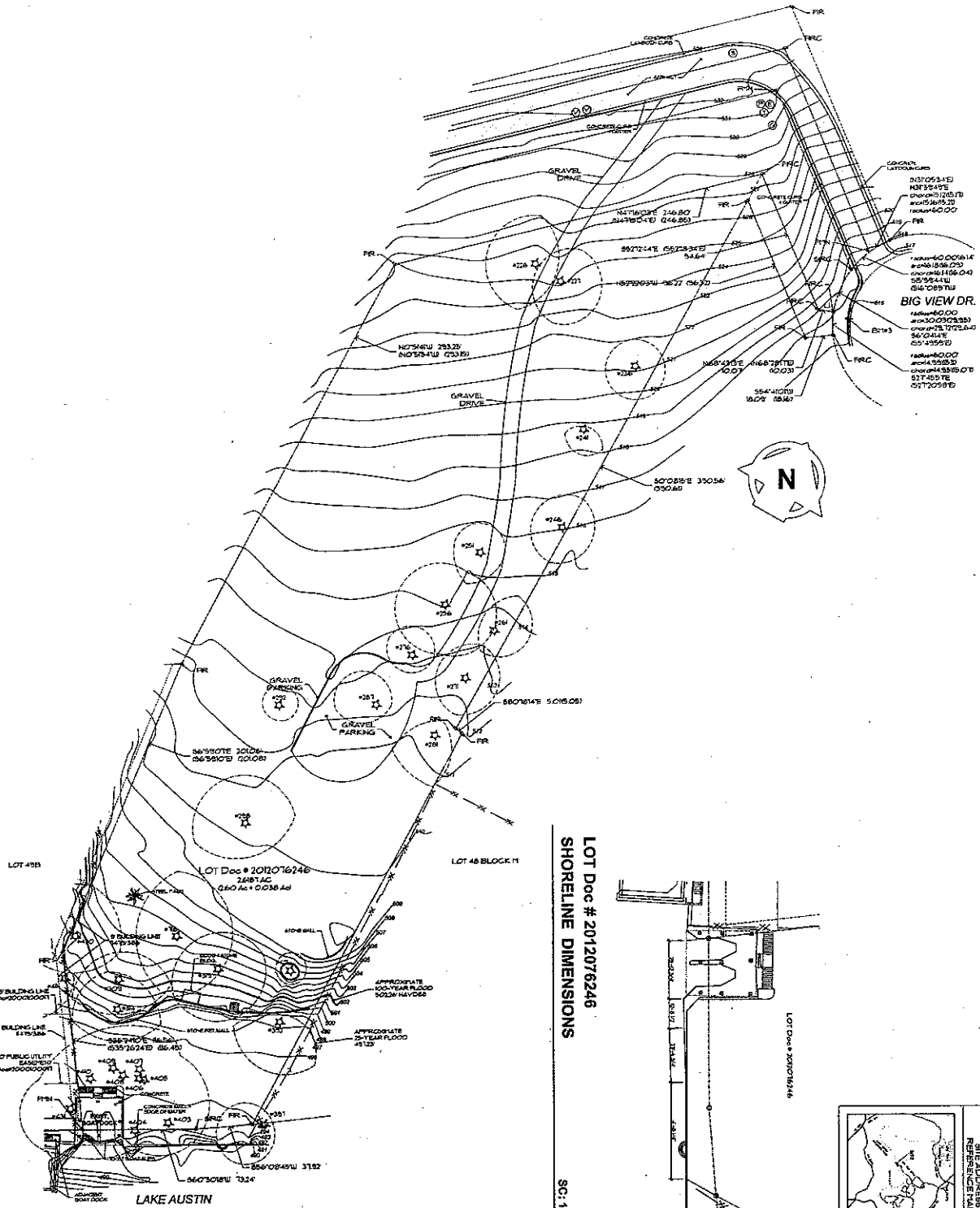
For Director - Planning & Development Review Department Date

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

7900 Big View Drive
COVER SHEET & NOTES

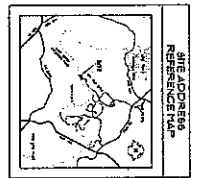
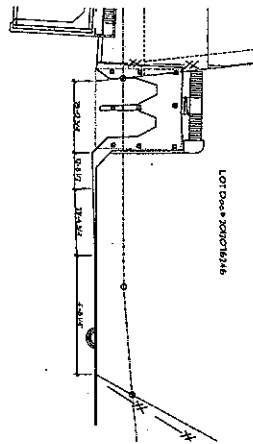
SITE PLAN - W / EXISTING BOAT DOCK

SC: 1"=30'-0"



LOT Doc # 2012076246
SHORELINE DIMENSIONS

SC: 1"=20'-0"



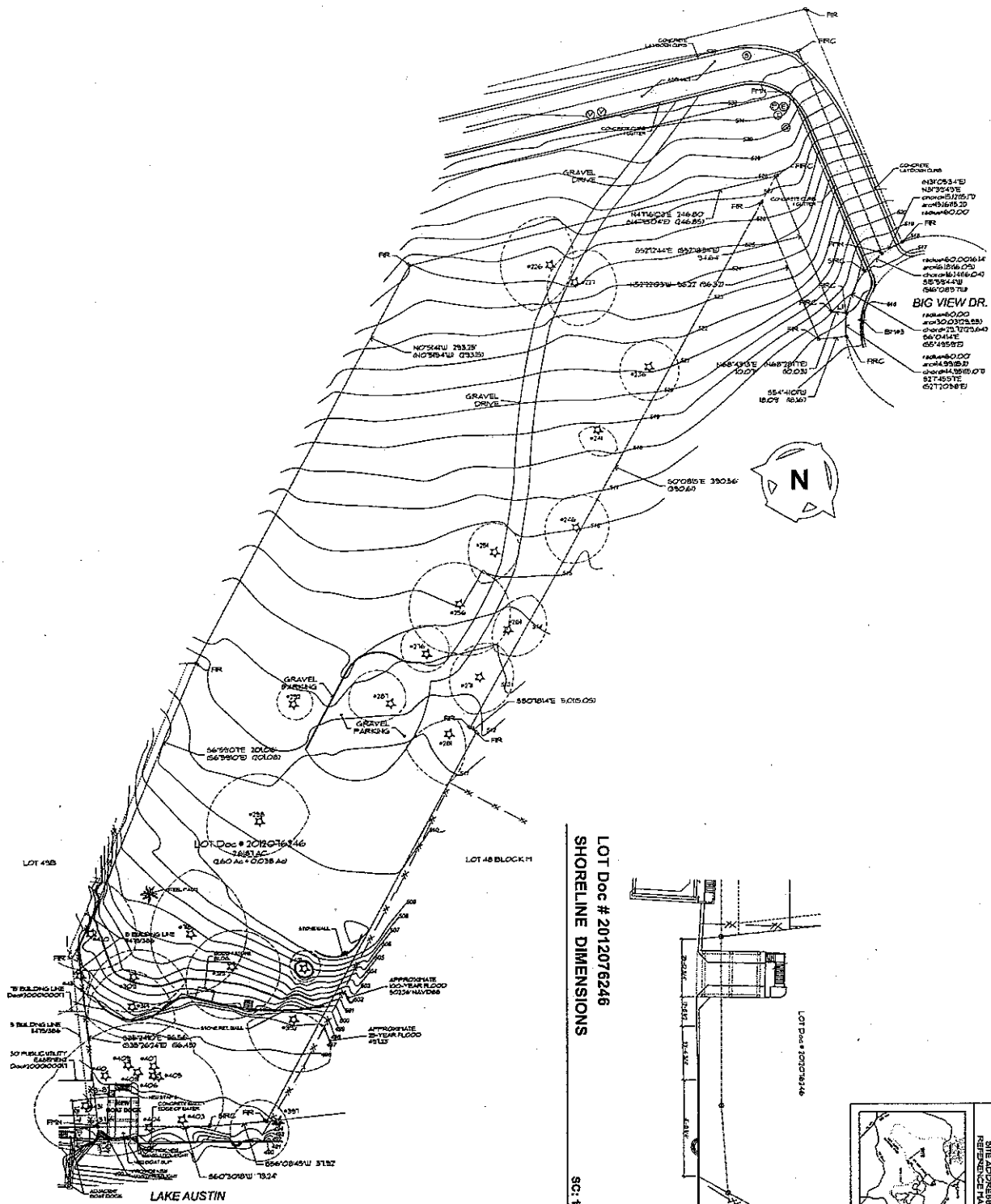
- SHEET LIST**
- A-1 SITE PLAN - W / EXISTING BOAT DOCK 1"=30'-0"
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 - A-3 EXISTING BOAT DOCK PLAN
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 - A-5 NEW BOAT DOCK SECOND FLOOR PLAN
 - A-6 FRONT, REAR, LEFT & RIGHT ELEVATIONS 1/4"

ITEM	DESCRIPTION
1	EXISTING BOAT DOCK
2	NEW BOAT DOCK
3	GRAVEL DRIVE
4	GRAVEL PARKING
5	APPROXIMATE 100-YEAR FLOOD
6	APPROXIMATE 25-YEAR FLOOD
7	STONE WALL
8	STONE RET. WALL
9	30' PUBLIC UTILITY EASEMENT
10	TO BUILDING LINE
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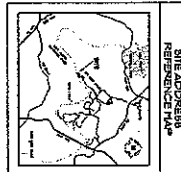
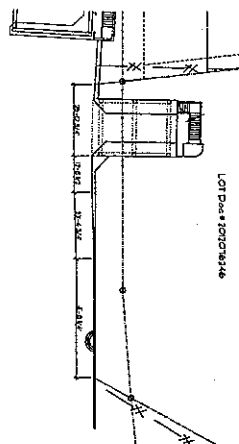
LEGAL DESCRIPTION
LOT Doc # 2012076246
280'00" WIDE
A 30'00" WIDE EASEMENT TO THE EAST
100'00" WIDE

SITE PLAN - W / NEW BOAT DOCK



LOT Doc # 2012076246
SHORELINE DIMENSIONS

SC: 1"=20'-0"



- SHEET LIST**
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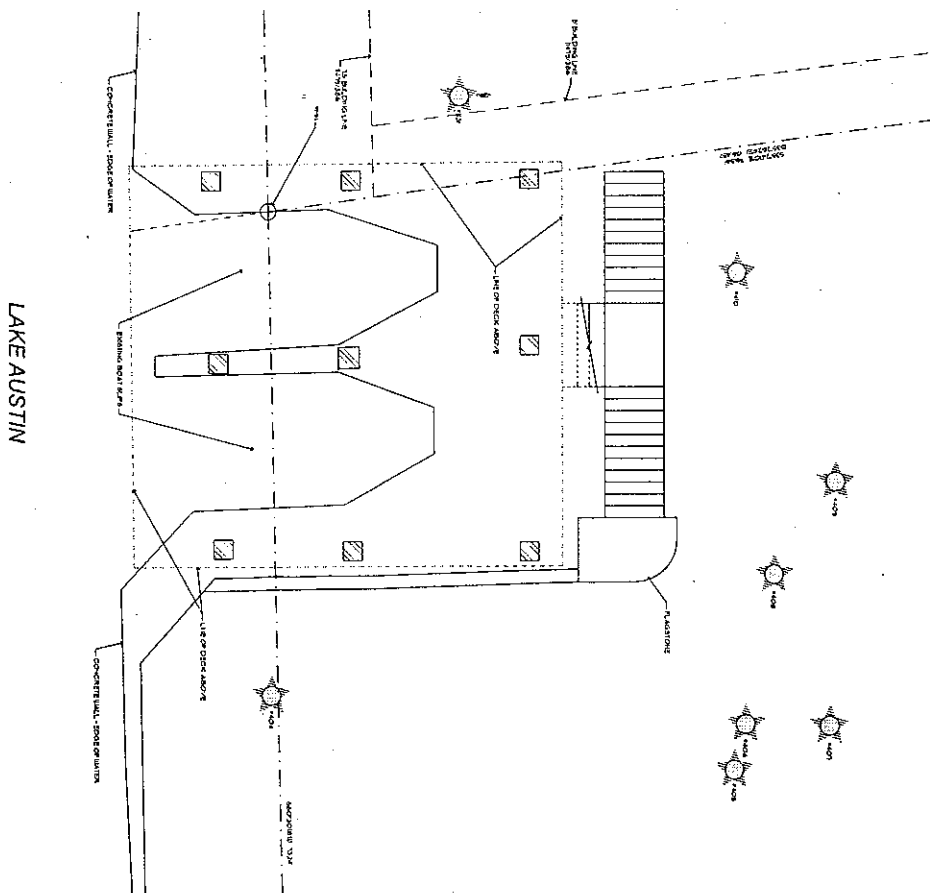
SC: 1"=30'-0"

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4	NEW PARKING
5	EXISTING DRIVE
6	NEW DRIVE
7	EXISTING FENCE
8	NEW FENCE
9	EXISTING UTILITY
10	NEW UTILITY
11	EXISTING LANDSCAPE
12	NEW LANDSCAPE
13	EXISTING STRUCTURE
14	NEW STRUCTURE
15	EXISTING ROAD
16	NEW ROAD
17	EXISTING BRIDGE
18	NEW BRIDGE
19	EXISTING TOWER
20	NEW TOWER
21	EXISTING LIGHT
22	NEW LIGHT
23	EXISTING SIGN
24	NEW SIGN
25	EXISTING FURNITURE
26	NEW FURNITURE
27	EXISTING PLANT
28	NEW PLANT
29	EXISTING TREE
30	NEW TREE

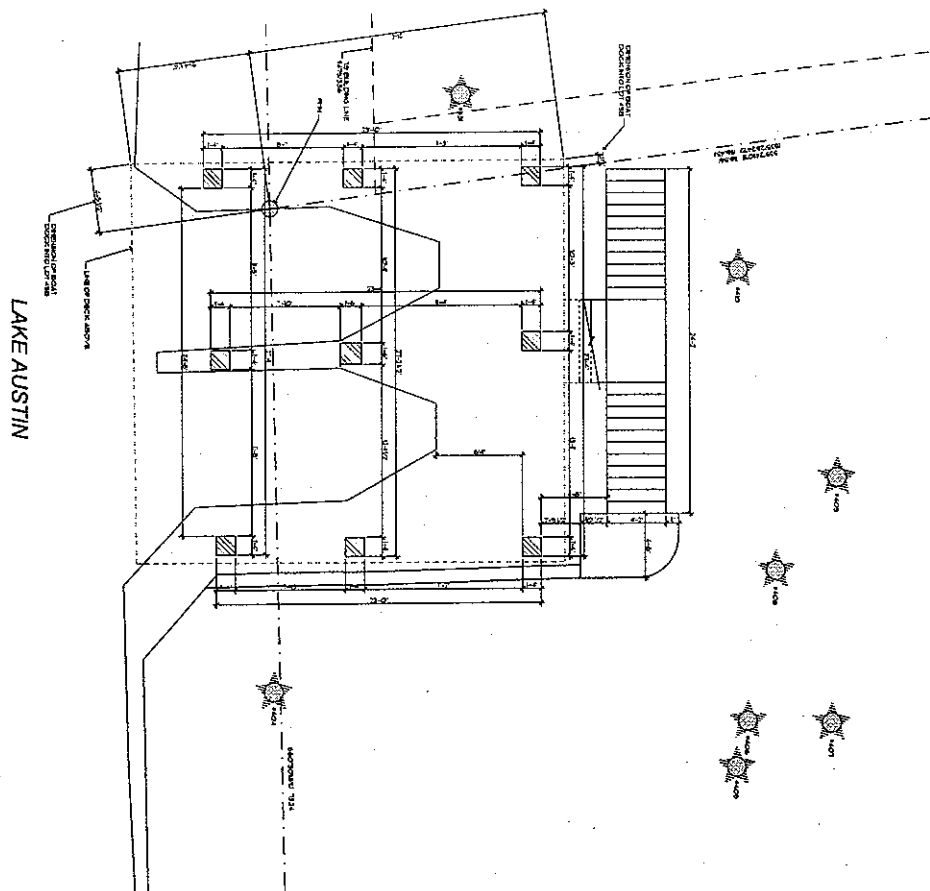
LEGEND
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NEW TREE

LEGAL DESCRIPTION
 2.60 AC. TRACT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SC: 1/4"=1'-0"

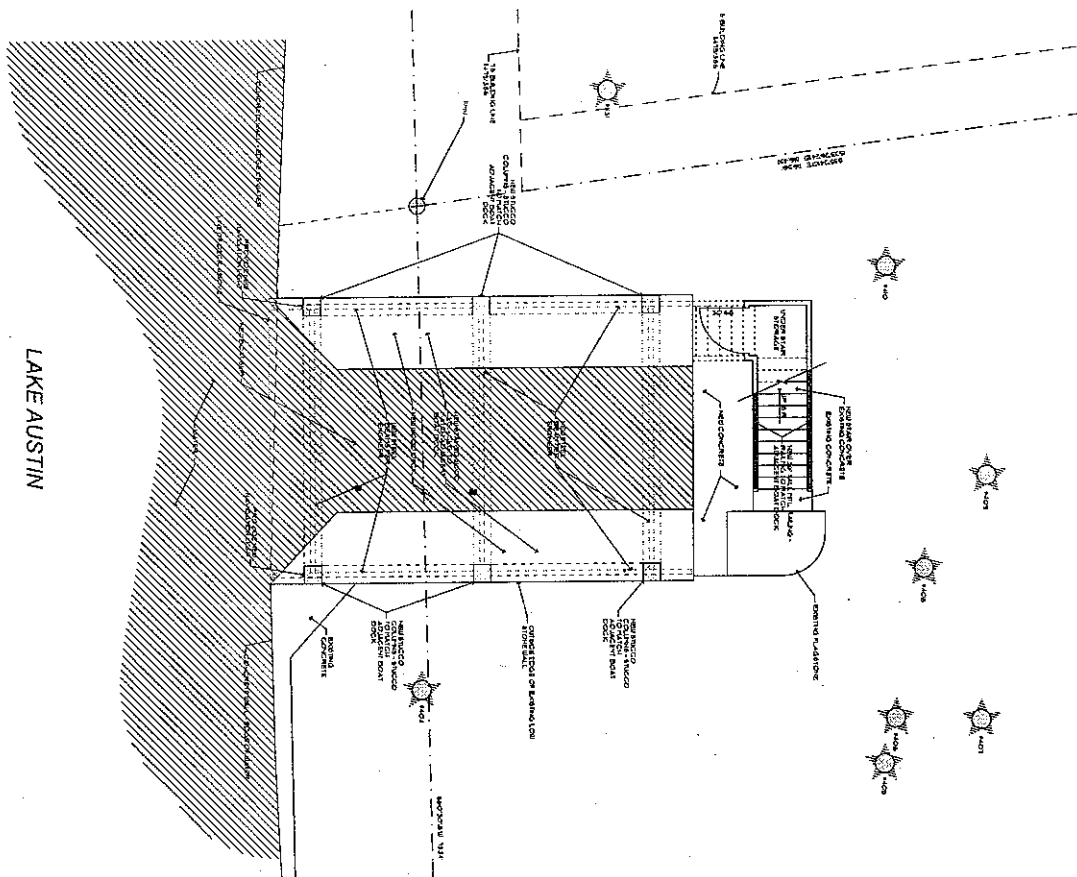


SC: 1/4"x1'-0"



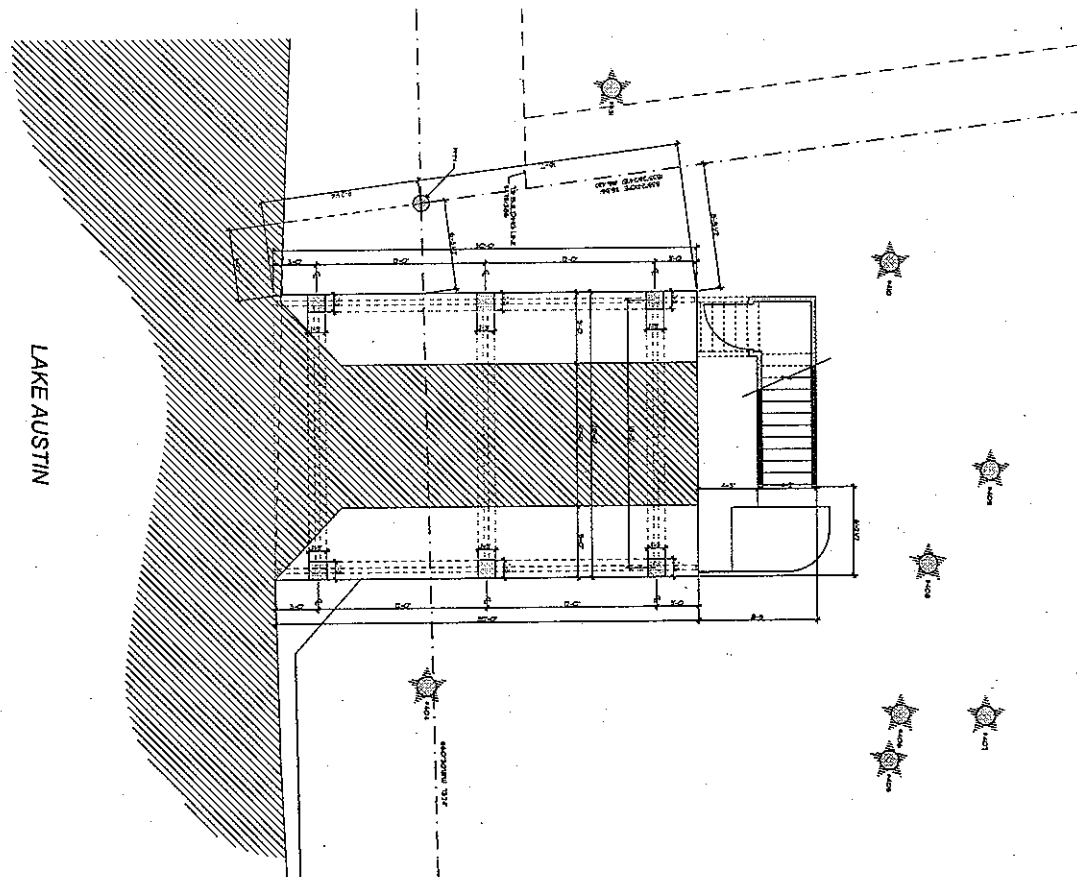
NEW BOAT DOCK - FIRST FLOOR PLAN

SC: 1/4"=1'-0"



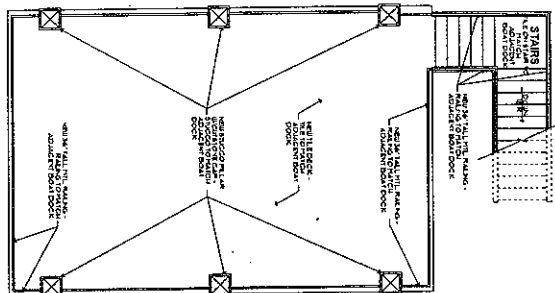
NEW BOAT DOCK - FIRST FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"



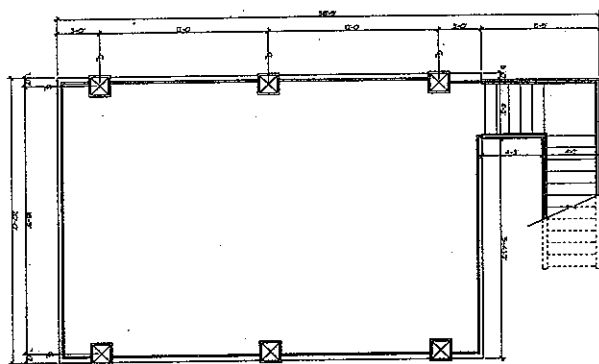
NEW BOAT DOCK - SECOND FLOOR PLAN

SC: 1/4"=1'-0"



NEW BOAT DOCK - SECOND FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"



GP-2014-081005



A-5

Boat Dock
Floor & Dim
Plans

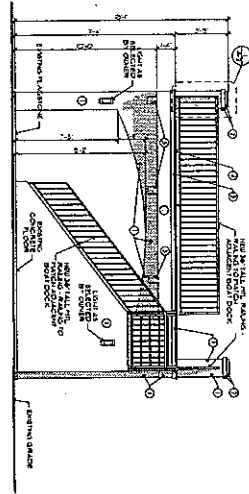
HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4002

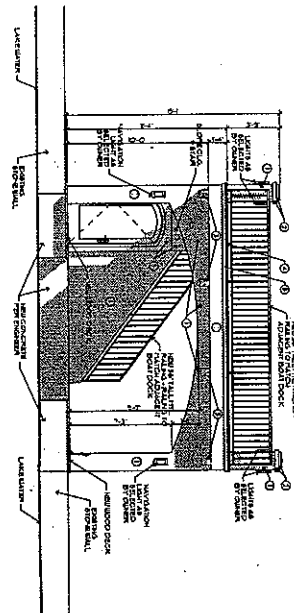


FITZPATRICK
ARCHITECTS
P.C.

JFitz

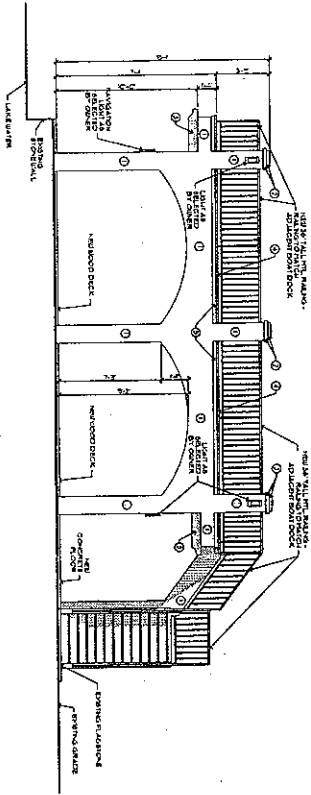


FRONT ELEVATION - VIEW FROM STREET

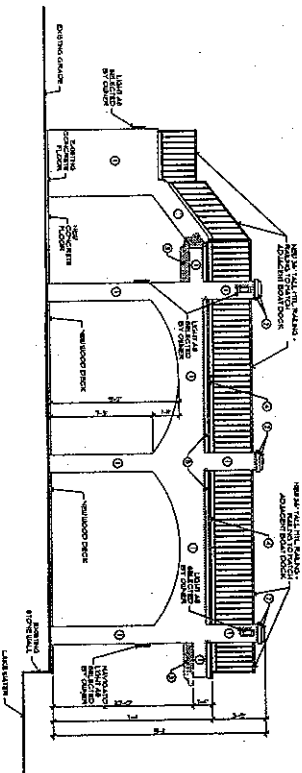


REAR ELEVATION - VIEW FROM LAKE

MATERIALS LEGEND	
1	BRICK - 12" x 8" x 4"
2	WOOD - 4" x 6" x 8"
3	WOOD - 2" x 4" x 6"
4	WOOD - 1" x 6" x 8"
5	WOOD - 1" x 4" x 6"
6	WOOD - 1" x 2" x 4"
7	WOOD - 1" x 1" x 2"
8	WOOD - 1" x 1" x 1"
9	WOOD - 1" x 1" x 1"
10	WOOD - 1" x 1" x 1"



LEFT ELEVATION



RIGHT ELEVATION